

**Crescent Builders Inc.
92 North Main Street
Building C, Unit 100
West Boylston, MA 01583**

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**COMMUNITY DEVELOPMENT
AND PLANNING**

July 24, 2018

Town of Lancaster
Lancaster Board of Appeals
695 Main Street
Lancaster, MA 01523

Attention: Mr. Matthew Mayo, Chairman

RE: Goodridge Bridge Estates Comprehensive Permit

Dear Mr. Mayo:

As requested by the Board of Appeals, we have submitted the following revised development plans and documentation;

1. Site Development Plan of Land "Goodridge Brook Estates" Multi Unit and Single Family Subdivision Layout, Lancaster Massachusetts, stamped July 6, 2018 consisting of 22 sheets prepared by GLM Engineering
2. Storm Water Management Report, Goodridge Brook Estates dated July 5, 2018 prepared by GLM Engineering
3. Preliminary list of waivers or exceptions from applicable bylaws, rules and regulations of the Town prepared by GLM Engineering.
4. Traffic Impact and Access Study – Proposed Goodridge Brook Estates, Sterling Road, Lancaster Massachusetts dated June 2018 prepared by Green International Affiliates, Inc.
5. Goodridge Brook Estate, Building A & B for Multi-family consisting of 6 sheets prepared by Architects' Studio
6. Goodridge Brook Estate, Single Family Designs and Plans.

It should be noted that updated development plans still consist of homeownership and rental on 2 parcels. The number of units and bedroom counts are as follows;

Rental - Lot B1

The plans is for a 136 apartment homes consisting of 32 – one bedrooms, 84 - two bedrooms and 20 - three bedrooms are proposed for the site. Of the 136 units, 34 will be affordable at 80% of area median income. There are a total of 180 proposed parking spaces (1.32 per/unit).

Homeowners – Lot B2

The revised plans consist of 64 single family units on individual lots.

In addition to the information submitted, the Applicant has filed an application for an Abbreviated Notice of Resource Area Delineation with the conservation commission and had 2 public hearings on June 12th and June 26th.

Regarding water and sewer service to the development, the Applicant continues to work with the Water Department and Sewer Commission on the necessary approvals of utilities for the developments. As stated in the last hearing, the Applicant would accept as a condition to the permit that approval of water and sewer from the respective department be provided to the Board of Appeals.

We believe that from the updated materials submitted to the Board has the information needed to start to assess, evaluate and peer review the proposal. Furthermore, as we acknowledge previously, we will cooperate with the Board on providing written consent on an extension of the 180-day deadline.

Very truly yours,



Dean E. Harrison
Agent for Crescent Builders Inc.

Cc: Iqbal Ali, President, Crescent Builders Inc.
Paul J. Haverty, Esquire, Blatman, Bobrowski & Haverty, LLC